



189 900 €

Buying house

4 rooms

Surface : 76 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 151 m<sup>2</sup>

Year of construction : 1977

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : A rafraîchir

External condition : good

Couverture : tiles

Amenities :

double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

#### Legal information

189 900 € fees included

5,50% VAT of fees paid by the buyer (180 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House 73 Bergues

Terraced house of 76 m<sup>2</sup> with garage and south-facing garden, featuring an entrance hall, separate equipped kitchen (7.84m<sup>2</sup>), WC, living room (20.73m<sup>2</sup>), and upstairs 3 bedrooms between 10 and 12 m<sup>2</sup>, bathroom (bathtub/sink). Attic.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1060 and 1480 € (reference year 2023)  
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